024.0	0002	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,121,100	/	1,121,100
USE VALUE:	1,121,100	/	1,121,100
ASSESSED:	1,121,100	/	1,121,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58	-60	WALDO RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLER EBEN & RACHEL
Owner 2:	
Owner 3:	
Street 1:	58 WALDO ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MILLER DEBORAH & JAMES & -
Owner 2:	MILLER EBEN & RACHEL -
Street 1:	58 WALDO ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,858 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 3381 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4858.000	668,300	200	452,600	1,121,100
Total Card	0.112	668,300	200	452,600	1,121,100
Total Parcel	0.112	668,300	200	452,600	1,121,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.59 | /Parcel: 331.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 024.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	668,400	200	4,858.	452,600	1,121,200	1,121,200	Year End Roll	12/18/2019
2019	104	FV	480,700	300	4,858.	480,900	961,900	961,900	Year End Roll	1/3/2019
2018	104	FV	480,700	300	4,858.	350,800	831,800	831,800	Year End Roll	12/20/2017
2017	104	FV	439,100	0	4,858.	305,500	744,600	744,600	Year End Roll	1/3/2017
2016	104	FV	439,100	0	4,858.	260,200	699,300	699,300	Year End	1/4/2016
2015	104	FV	310,000	0	4,858.	254,600	564,600	564,600	Year End Roll	12/11/2014
2014	104	FV	310,000	0	4,858.	209,300	519,300	519,300	Year End Roll	12/16/2013
2013	104	FV	322,400	0	4,858.	199,100	521,500	521,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER DEBORAH	69130-437		4/12/2017	Convenience	99	No	No		
ALDRICH MERRITT	64456-470		11/3/2014		815,000	No	No		
MERRITT JAMES W	22902-132		2/10/1993		60,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2015	551	Manual	2,750					
3/4/2015	207	Heat App	10,000					Install ductless s
2/20/2015	166	Renovate	271,190					
9/2/1993	426		25,000					DORMER FOR 3RD FLO
8/11/1992	373	Manual	1,000					NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	Meas/Inspect	HS	Hanne S
5/20/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
4/30/2009	Measured	163	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	256	PATRIOT
8/10/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4858		Sq. Ft.	Site		0	80.	1.16	1									452,591						452,600	

Total AC/HA:	0.11152	Total SF/SM:	4858	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	452,591	Spl Credit		Total:	452,600				

User Acct

15664

GIS Ref

GIS Ref

Insp Date

07/21/17

!1952!

PRINT

Date	Time
12/10/20	17:29:11

LAST REV

Date	Time
08/22/17	13:53:52

apro

1952

USER DEFINED

Prior Id # 1:	15664
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01496351
Const Adj.:	0.98990101
Adj $ / SQ:	170.801
Other Features:	169500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	749221
Depreciation:	80916
Depreciated Total:	668305

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	4	HB	

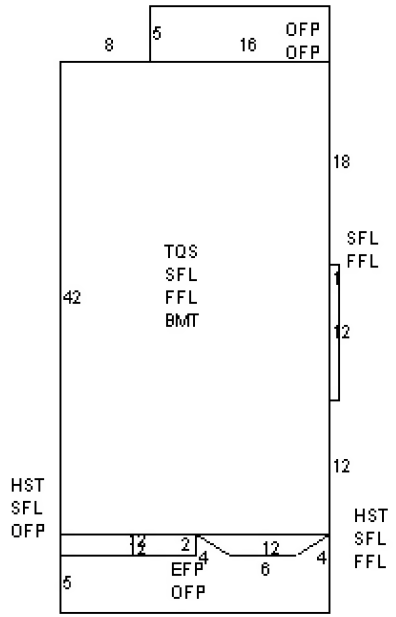
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.80
Special Features:	0	Val/Su Net:	154.66
Final Total:	668300	Val/Su SzAd	232.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,062	170.800	181,391
FFL	First Floor	1,038	170.800	177,292
BMT	Basement	1,008	74.940	75,539
TQS	3/4 Story	756	170.800	129,126
OFP	Open Porch	310	21.600	6,697
EFP	Enclos Porch	126	48.340	6,091
HST	Half Story	21	170.800	3,587

Net Sketched Area:	4,321			Total:	579,723
Size Ad	2877	Gross Are	4594	FinArea	3381

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8x6	A	AV	2000	6.00	T	15.2	104			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200